

**President's Corner
Bradford Farms Homeowner's Association
2014 Assessment Letter**

In 1997, control of Bradford Farms was turned over by the Builder to the Community, to be handled by a Board of Directors following a set of Covenants and By-Laws. Each household should have a set of the Covenants and By-Laws that we operate by. **Both documents are on our website www.bradfordfarms.com**

The 2014 annual assessment will be \$175 per household.

Since 1997 the assessments were as follows:

1997 \$135	1998 \$125	1999 \$125	2000 \$100
2001 \$150	2002 \$125	2003 \$125	2004 \$175
2005 \$150	2006 \$85	2007 \$120	2008 \$130
2009 \$130	2010 \$160	2011 \$160	2012 \$160
2013 \$175	2014 \$175		

We are glad to announce that the 2014 assessment level was held at the 2013 mark.

Thanks to the volunteers in helping keeping the Community one of the lowest assessments in the City of Madison. There are and have been many reasons why the Board has accomplished these low assessments. Three good reasons are as follows:

1. **The Board:** The Board now is very active in doing what needs to be done without hiring out to outside contractors. **We are getting older and we need new younger community members to become active in the Board. So please consider putting your name in for the ballot to be voted on in Jan 21, 2014. It is simple to e-mail or mail your nomination(s) to pnjhurst@knology.net or mail to Bradford Farms PO Box 151 Madison, AL 35758.** Get involved it only takes a small amount of your time to help out the whole community and you have a voice in how this is done.
2. **Community volunteers:** This is very important as some of the projects are just too large for the Board, but with volunteers we can accomplish the task and not hire it out to a third party.
3. **Paying your Assessments on time:** Each year as Assessment letters are mailed out we have great Community Members that send theirs in on time. This gives us the money to handle our task as the Board. The Board asks you to be a good Community Member, pay your Assessment on time helping us keep the next year Assessment low. **Last year the Board made the necessary changes to the collection process to ensure that our Community Members that pay on time will not have to cover the expenses of collection for the few non complying members. These expenses will be the responsibility of the non complying members and added to the amount they owe. This has resulted in increase in collection of current and past due Assessments over the last year. We are still actively pursuing the non complying Home Owners.**

There will be projects in 2014 that will require Community volunteers. I will send out an email blast to all when those occasions arise.

All members of the community are encouraged to attend the board meetings. They are held the third Tuesday of the month 7:00 p.m. at Madison Assembly of God church on Hughes Road. This is next to the front pond.

From Oct to Jan it is every month and after Jan it is every other. The success of our community is dependent on your involvement, so I look forward to seeing you at our next meeting.

Thank you,

Raul Hurst

President Bradford Farms Homeowner's Association